

WAREHOUSE/WORKSHOP

TO LET



**Unit 1, Sunrise Works, Julian Road, Roman Ridge Industrial Estate,
Sheffield, S9 1FZ**

751.1226491

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UNIT 1, SUNRISE WORKS

JULIAN ROAD, ROMAN RIDGE INDUSTRIAL ESTATE, SHEFFIELD, S9 1FZ



Agreement

To Let



Detail

Warehouse/Workshop



Rent

£51,000 pax



Size

680.9 sq m (7,329 sq ft)



Location

Sheffield, S9 1FZ



Property ID

751.1226491

For Viewing & All Other Enquiries Please Contact:

PAUL ODDY

BSc (Hons)

Director

paul.oddy1@eddisons.com

07855 463945

0114 244 9121

Property

The property is currently configured to provide a double bay warehouse. There is a small exclusive yard area to the front of the unit. Vehicular access is via a single roller shutter door into open span accommodation with 6.6 m eaves above a solid concrete floor.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Warehousing and WC	6809	7,329
Total GIA	6809	7,329

Energy Performance Certificate

Rating: C(62)

Services

We understand that mains water, three phase electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for B2, B8 and E(g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Charging Authority: Sheffield City Council
Description: Warehouse and Premises
Rateable Value: £20,000

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of a new 3, 6 or 9 year Full Repairing and Insuring lease with 3 year upward only rent review at an initial rent of £51,000 per annum exclusive.

Rent

£51,000 per annum exclusive

VAT

VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors.

Location

The property is located to the south side of Roman Ridge Road on the Roman Ridge Industrial Estate just off Tyler Street in the Lower Don Valley area of Sheffield. The premises are approximately 3 miles north east of Sheffield City Centre and 2 1/2 miles west of Junction 34 of the M1 Motorway.





